



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2016 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME: Foothills Trail Addition

Applicant Jurisdiction(s): King County

Open Space System: Foothills Trail

(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Acquisition Project Size: 11.84 acres

(Size in acres and proposed number of parcel(s) if a multi-parcel proposal)

CFT Application Amount: \$472,500

(Dollar amount of CFT grant requested)

Type of Acquisition(s): ☒ Fee Title ☐ Conservation Easement ☐ Other:

CONTACT INFORMATION

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Seattle WA 98104

Date: March 2015

PROJECT SUMMARY:

(In the space below, provide a brief but comprehensive description of the project. This should include the overall watershed, reach, trail or open space system if appropriate and specific targeted parcels and how they are significant individually and as part of an overall system.)

CFT and Parks Levy funds are requested to purchase (in fee) approximately 11.84 acres (6 parcels) to secure the final preferred alignment for the Foothills Trail/White River Bridge, linking the City of Enumclaw in southeast King County with northeast Pierce County including the cities of Buckley, South Prairie, Orting, and Puyallup. In King County, the trail corridor starts at the White River and continues 1.1 miles north to Enumclaw, where it meets an existing city trail segment. The corridor is an important part of King County's greater Foothills Trail plan that also extends north to Nolte State Park and Kanaskat. The current project will fill a critical trail gap between Enumclaw and Buckley while also crossing the White River using a re-purposed historic bridge. At Buckley the Foothills Trail then continues south through Pierce County. Once completed, the overall Foothills trail will span 28 miles through both counties.

The Foothills Trail project proposes the development of a paved regional trail parallel to Boise Creek from the Buckley city limits at the White River to Enumclaw at 252nd Street SE. The parcels proposed for acquisition will be critical to the success of the trail. King County has been working cooperatively with Pierce County, the cities of Enumclaw and Buckley and the Washington State Department of Transportation (WSDOT) on the project. Recently, an Interlocal Agreement was transmitted between the partners for cooperative design and construction of the bridge spanning the White River. The completed trail and bridge will fill a critical gap in the regional trails network and ensure a safe pedestrian and bicycle facility between cities.

The target parcels for this proposal include a KC Roads parcel referred to as the Osceola Pit, the Storm Parcels, and the Nagel Parcels. The Osceola Pit is a surplus Roads property located along the White River, containing some of the left bank of Boise Creek at its confluence with the White River. The Storm parcels and Nagel parcels are developed properties which contain several hundred linear feet of Boise Creek, just upstream of Osceola Pit.

1. OPEN SPACE RESOURCES

*Please review the attached evaluation criteria. For the proposed acquisition parcel(s), please mark those criteria that apply and thoroughly, yet succinctly, describe **in the space below** how the proposed acquisition satisfies each marked criteria. Please clearly describe how these criteria might be met at a landscape level, and how they apply to individual parcels. If restoration is part of the plan, please briefly describe the current condition and the hoped for restored condition that is the goal of the acquisition.*

- | | |
|---|---|
| <input checked="" type="checkbox"/> A. Wildlife habitat or rare plant reserve | <input type="checkbox"/> E. Historic/cultural resources |
| <input checked="" type="checkbox"/> B. Salmon habitat and aquatic resources | <input type="checkbox"/> F. Urban passive-use natural area/greenbelt |
| <input checked="" type="checkbox"/> C. Scenic resources | <input checked="" type="checkbox"/> G. Park/open space or natural corridor addition |
| <input checked="" type="checkbox"/> D. Community separator | <input checked="" type="checkbox"/> H. Passive recreation opportunity/unmet needs |

A. Wildlife habitat or rare plant reserve

These targeted parcels are located adjacent to or within a quarter mile from a designated Wildlife Habitat Network and would contribute to habitat mobility and as an additional buffer to the corridors. Habitat networks are comprised of natural vegetation linking priority wildlife habitat with critical areas, their buffers, trails and open space. KCCP Policies E-107 and E-483 require the designation and mapping of habitat networks for threatened, endangered, and priority species and direct that connections within these corridors be protected to reduce the impacts of habitat fragmentation and be managed to help enhance priority habitat within them. The wildlife inhabiting this area is typical of west side mature second growth forest habitats and thus includes a variety of migratory and resident birds, mammals, amphibians and fish. High value: site provides an intact corridor for habitat movement that would otherwise be fragmented by multiple ownerships.

B. Salmon habitat and aquatic resources

These parcels contain several hundred feet of Boise Creek. Boise Creek is critically important for Spring Chinook, a run that is very rare (only two in south Puget Sound) and is teetering on the brink of extinction. The stream also provides habitat for Fall Chinook and steelhead. Acquisition conserves the riparian corridor and provides restoration opportunity in these lower reaches of Boise Creek. The existing Lower Boise Creek Channel Restoration Project has created two acres of spawning habitat for chinook, coho and pink salmon, and steelhead; doubled channel length from 500 to 1,100 feet; created approximately two acres of alluvial fan floodplain habitats; and established a 150-foot-wide buffer of native trees and shrubs along each side of the channel. High value: site provides high quality salmon habitat and the possibility of greater enhanced habitat while also providing important flood control.

C. Scenic resources

The properties include the site of an abandoned gravel pit and two sites developed with single family residences. The Storm and Nagel properties are adjacent to Boise Creek and Osceola Pit is adjacent to the White River. The proposed corridor runs through a scenic, wooded area above the narrow canyon formed by the creek, providing opportunities for views of the creek and the canyon. The creek cannot be accessed from the trail, but the trail will terminate at a scenic overlook of the creek and its confluence with the White River. Exceptional views of the creek and the river will be provided via the trail and the future bridge. The trail will be the only available opportunity to view these scenic resources. Pinnacle Peak and rolling farmland are other scenic aspects of the trail's location. High value: site provides extraordinary views of Boise Creek, the White River, Pinnacle Peak, and associated natural landscape within the valley.

D. Community separator

Several of the proposed parcels will include the Foothills trail corridor which provides a visual and functional separation between the City of Enumclaw and lands within rural King County. The site acts as a natural separator and natural open space buffer between the City of Enumclaw, Highway 410, and the rural / agricultural areas. High value: the proposed trail addition provides a natural greenbelt between the City of Enumclaw, Highway 410, and the rural/agricultural areas of unincorporated King County.

G. Park/open space or natural corridor addition

Acquisition of these parcels secures the final missing link in the Foothills Trail corridor that will provide a contiguous 28 mile destination recreation trail, linking southeast King County with northeast Pierce County. Most of the site, outside of a narrow regional trail corridor, will remain undisturbed in its natural state. Those parcels that are currently developed have

multiple restoration opportunities. High value: the final link of the Foothills Trail will link various communities while allowing developed parcels to be restored to natural areas.

H. Passive recreation opportunity/unmet needs

Acquisition of these parcels would allow King County Parks to move forward with planning, design and construction of the gap in the Foothills Trail, providing a contiguous 28-mile recreational trail from southeast King County to northeast Pierce County, including the cities of Enumclaw, Buckley, South Prairie, Orting, and Puyallup, for multiple users (hikers, bikers and equestrians). Additionally, the site may provide a location for public access, such as a trailhead facility (parking/restrooms), accommodating users of the regional trail system. Interpretive signage could be added providing opportunities to educate trail visitors about the natural resources and wildlife along the trail. High value: the property will provide the final link in the Foothills Trail connecting southeast King County with northeast Pierce County, a critical connection in the Regional Trails System.

2. ADDITIONAL FACTORS

For the proposed acquisition parcel(s), please mark all criteria that apply and thoroughly, yet succinctly, describe in the space below how the proposed acquisition satisfies each marked criteria.

- ☒ A. Educational/interpretive opportunity
- ☒ B. Threat of loss of open space resources
- ☒ C. Ownership complexity/willing seller(s)/ownership interest proposed
- ☒ D. Partnerships - Describe any public or private partnerships that will enhance this project
- ☒ E. Is the property identified in an adopted park, open space, comprehensive, or community plan?
- ☐ F. Transferable Development Credits (TDC) participation

A. Educational/interpretive opportunity

The parcels include the missing link on a highly used corridor and provide excellent opportunities for reaching a large number and wide variety of trail users. In addition, acquisition of these parcels could provide a possible location for a trailhead that would facilitate opportunities for various interpretive facilities including educational signage related to the importance of conserving scenic greenbelts and restoring wildlife habitat. In addition, the trail location will be adjacent to the Lower Boise Creek Restoration site. The Lower Boise Creek site also provides educational signage regarding the efforts to increase salmon vitality.

B. Threat of loss of open space resources

If the properties are not acquired at this time, this missing link will become more difficult and expensive to construct due to topography, critical areas, and other site constraints. This scenario would jeopardize the County's ability to develop the trail in the future. In addition, an opportunity could be lost for creating a trailhead parking area for hikers, bikers, equestrians and restoring the former rail bed and surrounding areas to provide passive recreation, wildlife habitat viewing and rural scenic experience.

C. Ownership complexity/willing seller(s)/ownership interest proposed

The Osceola Pit site is now being surplus by King County Road Services. Roads Services has been alerted that King County Parks is interested in acquiring the property. Parks seeks to secure the entire site from Road Services with this application. The current owners of the Storm and Nagel properties have expressed an interest in selling to the county for purposes of completing the regional trail. The Nagel property is currently on the market.

D. Partnerships – Describe any public or private partnerships that will enhance this project

Parks has worked collaboratively with the City of Buckley, City of Enumclaw, Washington Department of Transportation, and Pierce County over the last several years to discuss the completion of this critical missing link in King County's regional trails system. An Interlocal Agreement was recently transmitted regarding the cooperative planning, design, and construction of a Foothills Trail non-motorized bridge to span the White River. The lack of a safe pedestrian and cycling corridor between the surrounding communities presents certain health and safety risks and limits the ability of the communities to interact using non-motorized transportation methods. In order to address these issues, the Parties have determined that there is a need for a safe, non-motorized crossing of the White River.

WSDOT has initiated a project to replace the SR 167 Puyallup River Bridge located at milepost 6.40 just outside the City of Puyallup. While researching potential ways to preserve and reuse the existing bridge being replaced, WSDOT became aware of the need for a pedestrian trail bridge to cross the White River. WSDOT contacted King and Pierce Counties to discuss the feasibility of reusing the SR 167 Puyallup River Bridge as a pedestrian/non-motorized bridge across the White River. The Parties have mutually determined that the public interest would be best served by the Parties working collaboratively on

funding opportunities for reuse of the existing SR 167 Bridge as a non-motorized crossing of the White River. With these efforts currently in place, the need to secure the remaining parcels for the trail alignment is critical.

E. Is the property identified in an adopted park, open space, comprehensive, or community plan?

Both the **King County Comprehensive Plan (KCCP)** and the **2010 King County Open Space Plan** contain policies that direct acquisition, planning, and stewardship of KC Parks and Regional Trails. The acquisition of these parcels is consistent with these policies as follows.

The Open Space Plan policies direct Parks to:

- acquire lands that add to a Regional Trail Corridor as identified in the 2008 Regional Trails Needs Report and the 2004 Regional Trail Inventory Guidelines
- focus regional open space efforts on the natural watershed systems and regional systems such as the wildlife habitat network and the Mountains to Sound Greenway; and conserve lands that provide connectivity with existing county ownership
- emphasize acquisition and development of sites that provide multiple benefits and functions
- resolve a resource/land management issue, such as maintenance access

The Parks, Recreation and Open Space Chapter (Ch. 6) of the KCCP states:

King County shall complete a regional trails system, linking trail corridors to form a countywide network. King County will continue to primarily own the land necessary for the operation and management of the trail system (Policy P-106)

KC Parks should facilitate educational and interpretive programs that further the enjoyment, understanding and appreciation of the natural, cultural and recreational resources. (Policy P-107)

The King County Parks Regional Trail Needs Report, the County's long-term regional trails capital development program, specifies the build out of the Foothills Trail corridor in this location. The proposed acquisition will secure the final missing link in the trail. The report also includes the following policy direction:

One of the highest priority project implementation focus areas is providing connectivity, ensuring that connections or missing links are completed in the regional trail network to enhance usability, increasing the network's value for recreation and as a transportation alternative.

3. STEWARDSHIP AND MAINTENANCE

How will the property be stewarded and maintained? Does the property lend itself to volunteer stewardship opportunities? How will ongoing stewardship and maintenance efforts be funded?

The target properties are located on and adjacent to the existing regional trail corridor, managed and maintained by King County Parks. Proximity to existing park sites and facilities creates efficiencies in management. Site stewardship would be funded by the Parks Levy (which includes funding for stewardship of new acquisitions and capital funds for facility development). In addition, King County Parks has expanded its Regional Trails Ambassador and Adopt-a- Trail programs over the last few years, increasing the programs' effectiveness in facilitating citizen and community group involvement in helping provide enhanced monitoring of trails, litter control and assisting with education about, and compliance with, trail use rules. Lastly, the King County Volunteer Program sponsors numerous restoration events and this site would provide an excellent location for events that would help facilitate replanting of disturbed areas and control of invasive plants.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT^a	CFT: \$472,500
2) TOTAL PEL APPLICATION AMOUNT^b	PEL: \$472,500

^aAllowable CFT acquisition costs (Ordinance 14714): The disbursement of funds shall be made only for capital project expenditures that include costs of acquiring real property, including interests in real property, and the following costs: the cost of related relocation of eligible occupants, cost of appraisal, cost of appraisal review, costs of title insurance, closing costs, pro rata real estate taxes, recording fees, compensating tax, hazardous waste substances reports, directly related staff costs and related legal and administrative costs, but shall not include the cost of preparing applications for conservation futures funds.

^bKing County projects only, if applicable.

Estimation of property value:

Briefly note how land values have been estimated (i.e., appraisal, property tax assessment, asking price, letter of value or other means). In the absence of appraised, fair market valuations, the assessed valuations were used to provide a rough estimate of the overall project cost. Appraisals are currently underway for the Storm and Nagel properties.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$845,000 (based on 2014 Assessed Values)
Title and appraisal work	\$25,000
Closing, fees, taxes	\$15,000
Relocation	\$0
Hazardous waste reports	\$35,000
Directly related staff, administration and legal costs	\$25,000
Total Project Costs (CFT and other funds)	\$945,000

MATCHING FUNDS: Existing Sources (CFT can only provide a maximum of 50% of anticipated project costs)	DATE (Expended or Committed)	DOLLAR AMOUNT (Expended or Committed)
Parks Levy	2016 Request	\$472,500
Total CFT Funds Previously Received This Project	n/a	
Total Matching Funds and Past CFT Funds Currently Identified	n/a	
Unidentified Remaining Match Need	n/a	

Unidentified remaining match need: What funds are anticipated and what is the time frame?
Please briefly discuss how the unidentified remaining match need above will be met.

5. IN-KIND CONTRIBUTIONS FROM PARTNERSHIPS

Brief Activity Description	Dollar Value of In-kind Contribution	Status (Completed or Proposed)	Activity Date Range (Completion Date or Proposed Completion Date)
n/a			
TOTAL			

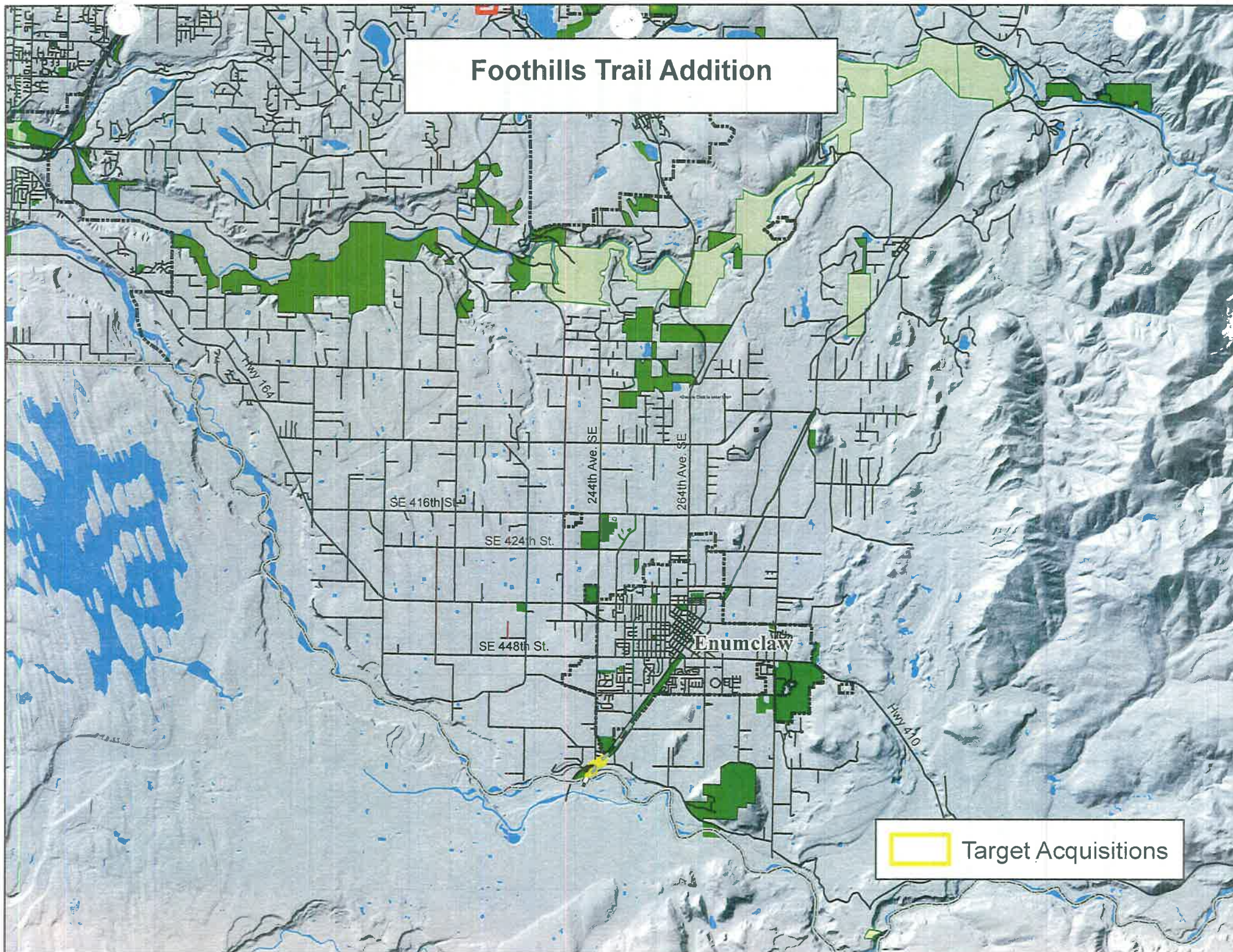
6. ATTACHED MAPS (*Two maps are now required: 1) site map and 2) general location map; you may also include one additional map, aerial photo or site photo*)

8 1/2 x 11" maps are preferred, but 11 x 17" is acceptable if folded and hole-punched for insertion into a three-ring binder.

Site Map

Location Map

Foothills Trail Addition



Foothills Trail Addition

